

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 14A
GOVERNMENT CENTER URBAN RENEWAL AREA
PROJECT NO. MASS. R-35

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Faneuil Hall Square Company has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 14A in the Government Center Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Faneuil Hall Square Company be and hereby is finally designated as Redeveloper of Disposition Parcel 14A in the Government Center Urban Renewal Area.
2. That disposal of said property by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Faneuil Hall Square Company possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the final Working Drawings and Specifications submitted by Faneuil Hall Square Company for the development of Parcel 14A conform in all respects to the Urban Renewal Plan for the Project Area, and that final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 14A to Faneuil Hall Square Company, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

8. That the Director be and hereby is authorized to grant to the Faneuil Hall Square Company a temporary License to enter upon Parcel 14A for the purpose only of site preparation; said License shall be terminable upon thirty (30) days written notice to the other party; shall contain a clause indemnifying the Authority from all claims and damages; and shall include an additional clause naming the Authority as additional insured and such other and proper terms and provisions as the Director shall deem proper and in the best interests of the Authority.

MEMORANDUM

JUNE 22, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH

SUBJECT: GOVERNMENT CENTER URBAN RENEWAL
PROJECT NO. MASS. R-35
PARCEL 14A - GOVERNMENT CENTER PROJECT
RECISSION OF DESIGNATION AND APPROVAL OF
FINAL DESIGNATION AND PLANS, AND RIGHT OF ENTRY

On November 2, 1972, the Authority finally designated One Faneuil Hall Square Trust redeveloper of Parcel 14A in the Government Center. Parcel 14A is a small parcel of vacant land (formerly Margo's Restaurant containing 876 sq.ft.) abutting the Sanborn Fish Market. At that time, the redeveloper was unable to proceed with the Project due to conditions that existed in the real estate market.

Architectural Heritage Foundation, Inc. was the sole beneficiary of One Faneuil Hall Square Trust. Now, Architectural Heritage Foundation, Inc. who owns 80% beneficial interest in the limited partnership, Faneuil Hall Square Company has submitted a proposal to rehabilitate and rebuild the Sanborn Building incorporating Parcel 14A. The final result will be a seven-story structure for commercial and office use. Final working drawings have been submitted which have met the approval of the Authority's staff.

Since the staff feels that the proposed development is a fine selection for this site, it is recommended that the Authority rescind the final designation of One Faneuil Hall Square Trust and recommend that Faneuil Hall Square Company be finally designated and the Final Working Drawings be approved and that the redeveloper be allowed to enter the property for site preparation.

An appropriate Resolution is attached.

Attachment